# Cauldron Crescent

Swanage, BH19 1QL

3 2 1 D

£1,750 PCM

Hull Gregson Hull

# Cauldron Crescent

Swanage, BH19 1QL

- Long Term Let
- Stunning Three Bedroom Detached Bungalow
- Bright and Airy
- Sunny Garden
- Garage and Driveway
- Ensuite to Primary Bedroom
- Popular Location
- Short Stroll into Town
- Available From October
- Modernised throughout

A stunning three bedroom DETACHED BUNGALOW, offering a perfect blend of space, light, and contemporary living. Nestled within a beautifully landscaped garden in addition to boasting GARAGE and DRIVEWAY. Presented for long term let, this property makes the perfect home for those looking for modern comforts with the benefits of a well-established garden.

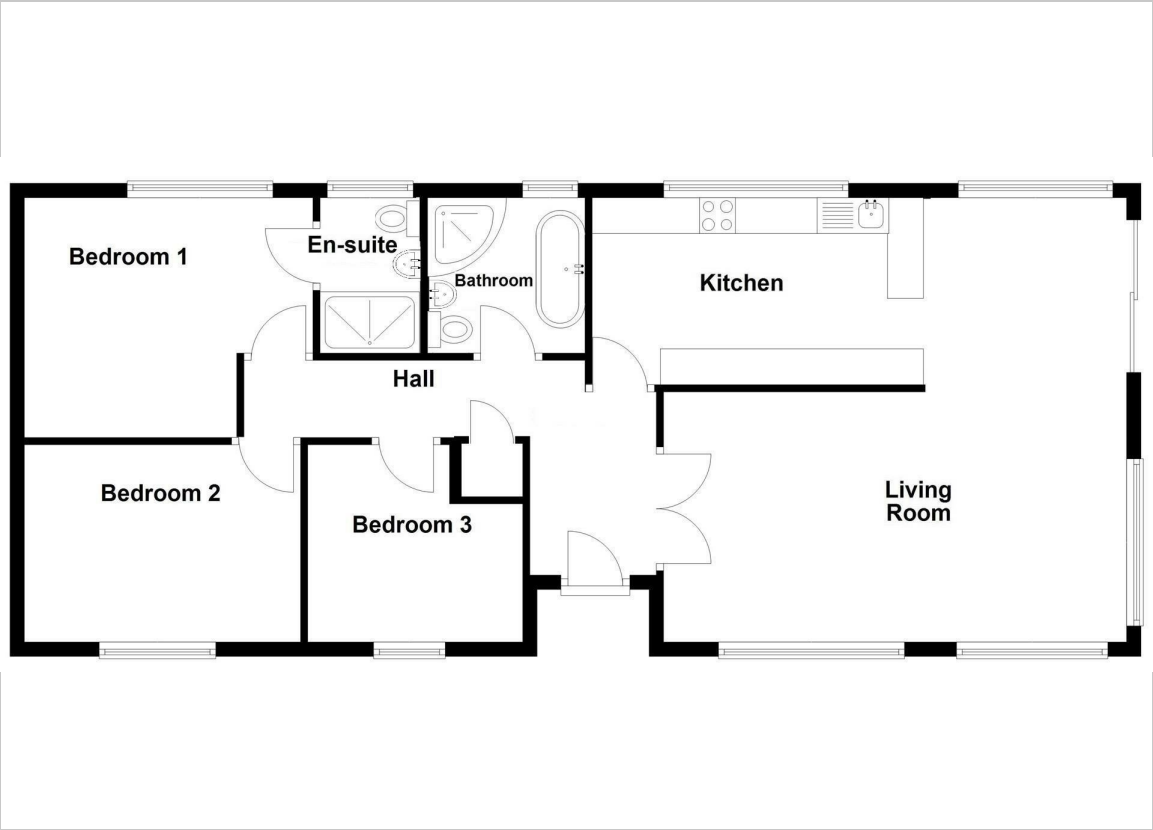
The heart of the home is the impressive, open plan lounge and kitchen diner. Flooded with natural light from the multi aspect windows, the room seamlessly flows through and creates the perfect space to host and entertain family and friends. With

French doors onto an enclosed side garden, this only furthers the natural flow of the house. The modern kitchen boasts a wealth of units and countertop space, alongside Miele integrated appliances. There is also a door out from the kitchen onto the hallway.

Continuing down the hallway, you will find doors to three bedrooms, the family bathroom, and a storage cupboard. The primary bedroom is located on the back right of the property, a wonderful space positioned furthest from the bedroom and roadside, minimising any noise. The bedroom also benefits from an ensuite shower room, comprising walk in double shower, close coupled WC and wash hand basin. The two additional double bedrooms offer ample space for family or guests and are often filled with sunshine, creating a light and airy atmosphere. Completing the accommodation is a family bathroom, featuring a freestanding bath, separate shower, vanity basin and WC.

Externally, the sunny side garden is a private space enclosed with mature hedges, a range of flowers and plants. The garden continues round the back of the bungalow, currently set up as a vegetable plot, and continues around to the detached garage. The garage itself has power and lighting with an up and over door.

The bungalow is located in the Cauldron/Durberville area approximately half a mile from the town centre and beach.



## L Shaped Lounge Diner
24'2" max x 17'10" (7.38 max x 5.45 )

## Kitchen
9'10" x 13'1" (3 x 4 )

## Bathroom
8'6" x 7'9" (2.61 x 2.37)

## Bedroom One
12'5" x 12'8" max (3.81 x 3.88 max )

## Ensuite
5'2" x 7'10" (1.6 x 2.4)

## Bedroom Two
10'5" x 12'5" (3.2 x 3.8)

## Bedroom Three
12'1" x 8'6" (3.7 x 2.6)

## Lettings Additional Information.
The following details have been provided by the Landlord, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk

## Tenant Fee's
Holding Deposit (per tenancy) — One week's rent.
This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year) — Five weeks' rent.
This covers damages or defaults on the part of the tenant during the tenancy.

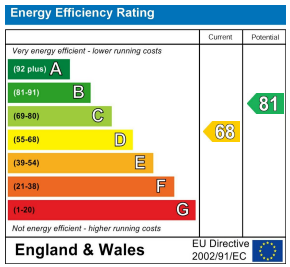
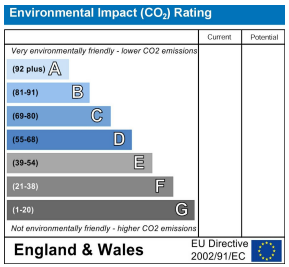
Security Deposit (per tenancy. Rent of £50,000 or over per year) — Six weeks' rent.
This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent
Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s)
Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s)

Variation of Contract (Tenant's Request) — £50 (inc. VAT) per agreed variation.
To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) — £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation
and execution of new legal documents.

Early Termination (Tenant's Request)
Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

## Disclaimer
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any